

## \$479,900 - 6603 37 Avenue, Beaumont

MLS® #E4455103

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,607 sqft

Single Family on 0.00 Acres

Montrose Estates, Beaumont, AB

STUNNING FINISHES! CLOSE TO NEW! DOUBLE ATTACHED GARAGE! Welcome to this exquisite half duplex in the highly desirable City of Beaumont! Located close to schools, walking paths, playgrounds and shopping amenities. Over 1,600 sq ft of fully finished living space with an OPEN TO BELOW feature in the entry way! 3 full bedrooms upstairs with a generous ensuite bathroom, walk in closet, upper floor full laundry room AND bonus room! Beautiful open concept on the main level includes full SURROUND SOUND speakers built in with deck off the back to enjoy those long summer nights. Comes fully landscaped, fenced and includes all appliances. SIDE ENTRY is included to the basement for future development. Great family home or investment property for rental purposes. This beauty won't last long!

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455103  |
| Price      | \$479,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,607         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 6603 37 Avenue   |
| Area        | Beaumont         |
| Subdivision | Montrose Estates |
| City        | Beaumont         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T4X 2Z5          |

### Amenities

|           |                                                                                |
|-----------|--------------------------------------------------------------------------------|
| Amenities | Deck, Hot Water Natural Gas, Vinyl Windows, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                         |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Fireplace         | Yes                                                                                                                   |
| Fireplaces        | Mantel, Stone Facing                                                                                                  |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                      |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                           |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Landscaped, Level Land, Playground Nearby |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Stone, Vinyl                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 28th, 2025

Days on Market                4

Zoning                            Zone 82

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 1st, 2025 at 4:02pm MDT